Karen Johnson Davidson County
Batch# 226605 DEEDQC
05/06/2019 03:55:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190506-0042461

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ernestine Reavis and Christopher Ryan Howell **609 Croley Drive** **Nashville, TN 37209**	**SAME**	**Map/Parcel 090-12-0-252.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Ernestine Reavis, an unmarried woman

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

ERNESTINE REAVIS and CHRISTOPHER RYAN HOWELL

HEREINAFTER called the GRANTEES, their heirs and assigns, **for the purpose of creating a joint tenancy with right of survivorship,** a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

> Being a part of Lot N. 15 on the plan of a resubdivision of Lots 5, 6, 7, and 8 of the B.F. Cockrill Farm, as of record in Book 421, page 21, Register's Office for said county in the 8th formerly the 12, Civil District of said County, and more particularly described as follows:
>
> Beginning at a point in the center of Croley Drive 75 feet from the south-east corner of the real property conveyed to Clyde H. Moore by deed from B. E. Keith and wife, as of record in Book 1151, page 203, said Register's Office; running thence northerly with the center of Croley Drive 110.5 feet, more or less, to the center, of an unnamed street; thence westerly along the center of said unnamed street, 261 feet to the westerly line of the property now owned by the said Clyde H. Moore; thence southerly along the said Moore's real property line and parallel with the center line of Croley Drive 110.5 feet, more or less, to the point 75 feet northerly from the southerly line of the tract or parcel of land conveyed to Clyde H. Moore; thence easterly and parallel to the center line of said unnamed street to the center of Croley drive, the point of beginning.

Being the same property conveyed to James E. Reavis and wife Ernestine Reavis by installment deed from Clyde H. Moore and wife, Elinore Moore, of record in Book 4228, Page 264, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and right for public utilities applicable to this property.

This is improved property known as **609 Croley Drive, Nashville, TN 37209.**

WITNESS MY HAND this the 30th day of April, 2019.

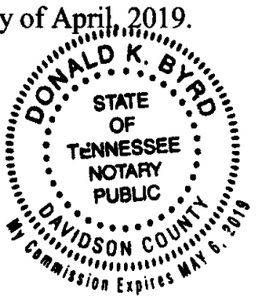
Ernestine Reavis

Ernestine Reavis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Ernestine Reavis,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of April, 2019.



NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2019.



NOTARY PUBLIC
My Commission Expires: May 6, 2019